



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2682  
[www.raleighnc.gov](http://www.raleighnc.gov)

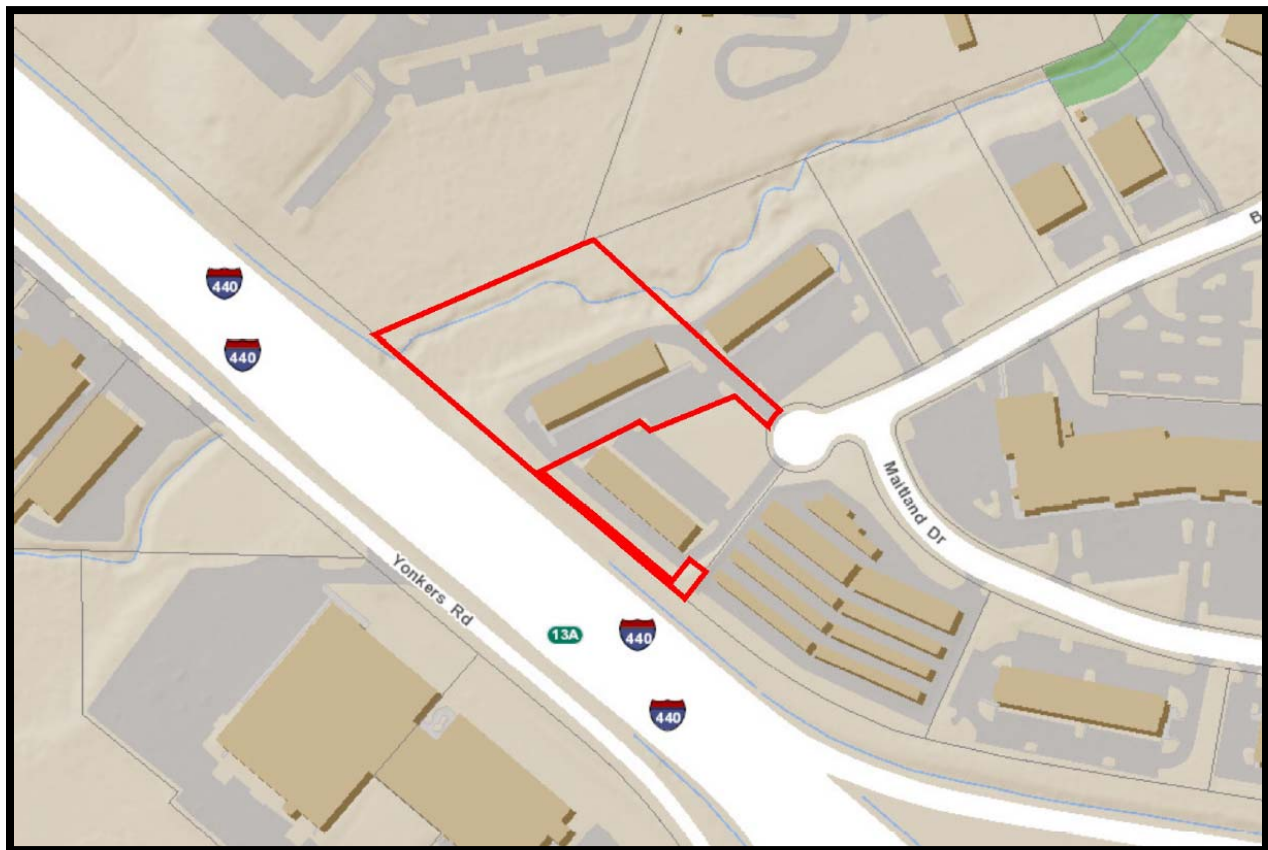
**Case File:** A-132-17

**Property Address:** 3603 Bastion Lane

**Property Owner:** Well Built Properties, LLC

**Project Contact:** Lacy Reaves

**Nature of Case:** A request for a



**3603 Bastion Lane – Location Map**

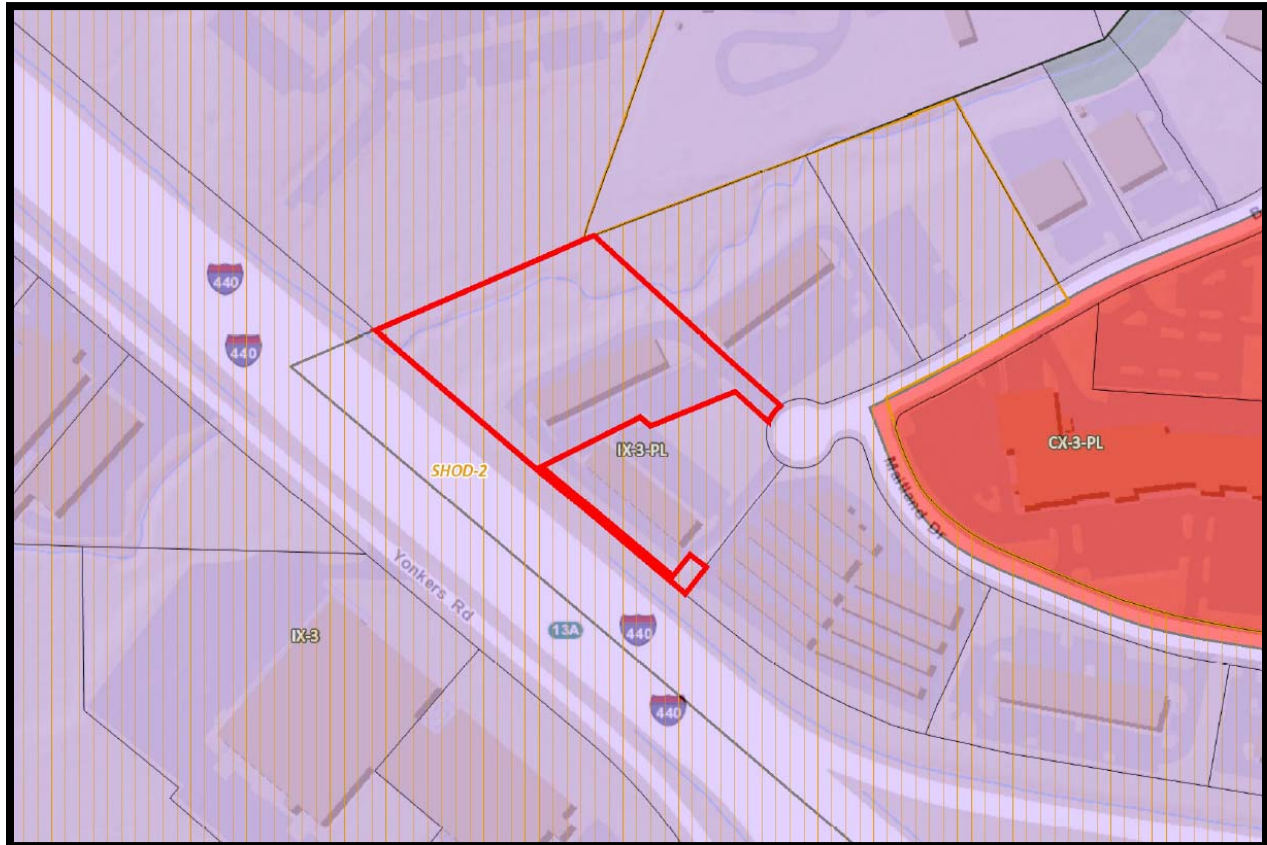
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**To BOA:** 12-11-17

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING DISTRICTS:** Industrial Mixed-Use-3-Parking Limited and Special Highway Overlay District



### 3603 Bastion Lane – Zoning Map

**SHOWINGS:** In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design,

hours of operation and operating characteristics;

5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

#### **Sec. 6.2.3.B. Emergency Shelter Type A**

##### **Defined**

A facility providing temporary sleeping facilities for displaced persons with no limit on the number of individuals accommodated.

##### **Use Standards**

- a. The shelter must provide a minimum of 50 square feet of sleeping space per person.
- b. An employee or volunteer must maintain continuous on-site supervision during hours of operation.
- c. No shelter can be located within 2,640 feet of another emergency shelter Type A or emergency shelter Type B (determined by a straight line from property line to property line).
- d. No emergency shelter Type A can be located within 300 feet of a supportive housing residence or multi-unit supportive housing residence (determined by a straight line from property line to property line). No later establishment of a supportive housing residence or multi-unit supportive housing residence closer than 300 feet to a previously permitted emergency shelter may be construed to create a nonconformity or illegality on the part of the existing emergency shelter.
- e. The shelter is not allowed in an Airport Overlay District.



# Special Use Permit Application



**RALEIGH** For Suburban Development  
DEPARTMENT OF CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

<b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> Well Built Properties, LLC, the property owner, requests a Special Use Permit pursuant to Section 6.2.3.B and Section 10.2.9 of the Unified Development ordinance to permit a women's shelter classified as an emergency shelter Type A use on an approximately 2.78 acre parcel zoned IX-3-PL with SHOD-2 located at 3603 Bastion Lane. See attached addendum for additional details and written responses to the Special Use Permit Standards.	<b>OFFICE USE ONLY</b>
	<b>Transaction Number</b>  A-132-17
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</b>	

GENERAL INFORMATION		
Property Address 3603 Bastion Lane, Raleigh, NC 27604		Date
Property PIN 1724-25-7655	Current Zoning IX-3-PL (SHOD-2)	
Nearest Intersection Maitland Drive	Property size (in acres) Approx. 2.78 acres	
Property Owner Well Built Properties, LLC	Phone	Fax
Owner's Mailing Address PO Box 17736, Raleigh, NC 27619-7736		
Email		
Project Contact Person Lacy Reaves	Phone 919-821-1220	Fax 919-821-6800
Contact's Mailing Address 150 Fayetteville St., Suite 2300, Raleigh, NC 27601		
Email lreaves@smithlaw.com		
Property Owner Signature <i>Lacy Reaves</i>		
Notary Sworn and subscribed before me this <u>9<sup>th</sup></u> day of <u>November</u> , 20 <u>17</u> My commission expires <u>5/1/2020</u>	Notary Signature and Seal <i>Judy G. Arnold</i> 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

## **RESPONSES TO SPECIAL USE PERMIT STANDARDS**

1. As proposed, the use complies with all applicable provisions of the UDO except as expressly modified in accordance with the UDO.
2. The property is zoned IX, and the emergency shelter Type A use is allowed as a special use in the IX district.
3. Based on the application and the testimony and evidence to be introduced at the public hearing, the proposed use complies with the specific use standards listed in Section 6.2.3.B of the UDO, including:
  - a. The shelter will provide a minimum of 50 square feet of sleeping space per person;
  - b. An employee or volunteer will maintain continuous on-site supervision during the shelter's hours of operation;
  - c. The shelter is not located within 2,640 feet of another emergency shelter Type A or emergency shelter Type B;
  - d. The shelter is not located within 300 feet of a supportive housing residence or multi-unit supportive housing residence; and
  - e. The property is not located in an Airport Overlay District.
4. As demonstrated by the application and the testimony and evidence to be introduced at the hearing, the proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation, and operating characteristics.
5. As demonstrated by the application and the testimony and evidence to be introduced at the hearing, and adverse impacts resulting from the proposed use in the affected area will be effectively mitigated.
6. As demonstrated by the application and the testimony and evidence to be introduced at the hearing, pedestrian, bicycle and automotive safety is ensured, and traffic flow and emergency access is adequate.
7. Signage associated with the proposed use will be suitable and appropriate.
8. The proposed use does not require additional dedications of streets or utilities to the public. To the extent necessary and appropriate, such dedications will be made prior to the issuance of a building permit.

### **ADDITIONAL INFORMATION REGARDING PROPOSED USE**

Urban Ministries has served the homeless of Wake County for over 37 years. Our Helen Wright Center for Women is the largest program in Wake County serving adult single homeless women. Last year the HWCW sheltered 386 women and 61% of percent of women completing our program signed leases. Recent data show there is a larger demand for women's shelter beds than previously thought.

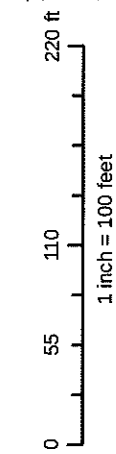
A 2017 study by SAS confirmed the increased need and data from the Homeless Management Information System counted 826 adult single women who were homeless and used a shelter in the past 12 months. Wake County issued two RFPs in the past three years seeking a partner to own and operate a larger women's shelter. Urban Ministries has been chosen to partner with the county in land acquisition, design, construction or renovation and operation of a shelter with 75-85 beds to more than double the capacity to keep women from the streets especially in the hot summer and cold winter months.

The 2013 and 2016 Community Health Needs Assessments sponsored by all three area hospitals and Wake County identified homelessness as one of the top ten issues affecting the county. Hunger, obesity and nutrition were also in the top ten. The county is depending on nonprofits to meet these unmet needs. Using the Bastion Lane property as an emergency shelter will allow Urban Ministries to better serve the needs of our community.





3603 Bastion Lane



**Disclaimer**  
Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



INTREX INC  
3601 Bastion Lane  
Raleigh, NC 27604-4545

CAN AM SOUTH LLC  
320 N. Jensen Rd.  
Vestal, NY 13850-2153

CHRIST WONDERFUL WORLD OUTREACH  
3605 Bastion Lane  
Raleigh, NC 27604-3890

STORAGE TRUST PROPERTIES L P  
DEPT-PT-NC 28064  
P.O. BOX 25025  
Glendale, CA 91221-5025

CITY OF RALEIGH  
P.O. BOX 590  
Raleigh, NC 27602-0590

